

Christopher W. Kramer

Partner | Phoenix

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Chris Kramer practices in the areas of eminent domain, condemnation and inverse condemnation litigation, real property and right of way acquisition and management. He works with his public agency clients to ensure that the property necessary for the construction, operation and maintenance of public infrastructure is acquired in an efficient and timely manner. He often advises clients during the design process to mitigate impacts to affected property owners before they happen, reducing costs and delays often associated with property acquisition.

Having practiced for more than 37 years, he has the depth and breadth of knowledge and experience to help ensure timely and cost-effective delivery of a wide variety of infrastructure projects. He has worked on and condemned property for projects including high-voltage transmission facilities, streets, freeways, traffic interchanges, municipal water and wastewater facilities, light rail and transit, airports, wetlands, parks, utility systems and flood control facilities, among others. He also is available to serve as a mediator in eminent domain, property rights and property valuation matters.

EXPERIENCE

City of Phoenix, NWEI, NWEII and SCE. Condemnation of property and design review for three extensions of the light rail system in Phoenix, Arizona.

City of Phoenix, CAPX. Design review for Capital Extension of light rail system in Phoenix, Arizona.

SRP, Various Projects. Condemnation of property for transmission corridors for a number of 230kV and 69kV projects in the greater Phoenix metropolitan area.

City of Tucson, Houghton Road, Broadway Boulevard, Grant Road, Siverbell Road and Downtown Links. Condemnation of property for various road widenings and for construction of a bypass through downtown Tucson.

Town of Marana, Tangerine Road. Condemnation of property for a regional east-west corridor.

ADOT, SR 202 (Red Mountain), SR 179, East Flagstaff TI (IH 40), Twin Peaks TI (IH 10) (outside counsel). Project and condemnation counsel.

City of Yuma, various street widenings, military airport clear zone, water facilities and West Wetlands park. Condemnation for a variety of projects.

City of Bullhead City, Colorado River bridge, municipal water system. Condemnation of property for new bridge over Colorado River. Condemnation of operating water system.

Coconino County, East Paintbrush flood control project. Condemnation of property for flood control.

Town of Carefree, municipal water system. Condemnation of a portion of an operating utility. Condemnation of water line easements and water storage facility.

Big Park Domestic Wastewater Improvement District, treatment plant and sewer mains. Condemnation of property for sewer mains and new wastewater treatment plant.

City of Glendale, Arizona, airport expansion. Condemnation of property within expanded runway's clear zone.

INSIGHTS

SPEAKING ENGAGEMENTS

Speaker, "Do the Informally Housed Fall Under Uniform Act?," Transportation Research Board's 103rd Annual Meeting, Washington, DC, 01.09.2024

Panelist, "Good Faith and the Uniform Act," Transportation Research Board's 103rd Annual Meeting, Washington, DC, 01.09.2024

Speaker, "Highest and Best Use Within the Right-of-Way," Transportation Research Board's 103rd Annual Meeting, Washington, DC, 01.08.2024

Speaker, "Difficult Conversations: Taming the Conflict Over Access Management," Transportation Research Board's 103rd Annual Meeting, Washington, DC, 01.07.2024

Co-Chair, "Condemnation Summit XXX," Nossaman and Gallagher & Kennedy Seminar, Phoenix, AZ, 10.27.2023

Moderator, "Confusion and Conflation in Access Management," Transportation Research Board's 62nd Annual Workshop on Transportation Law, Richmond, VA, 07.23.2023 – 07.26.2023

Presenter, "Working on the Railroad: Acquisition and Condemnation of Railroad-Owned Property," International Right of Way Association's 69th Annual International Education Conference, Denver, CO, 06.25.2023 – 06.28.2023

COMMUNITY & PROFESSIONAL

Transportation Research Board, Standing Committee on Eminent Domain and Land Use (AL060), Member 2014-present, Chair, 2020-present

International Right of Way Association, Member

American Bar Association, Municipal Law Section, Public Utilities Section, and Real Estate Section, Member

Maricopa County Bar Association, Member

Co-chair, Arizona Eminent Domain Summit, 2007-present

Notre Dame Club of Phoenix, Board member 1999-2009

HONORS

The Best Lawyers in America® Phoenix "Lawyer of the Year" for Eminent Domain and Condemnation Law, 2023

Included in *The Best Lawyers in America*® for Eminent Domain and Condemnation Law, 2017-2024

Included in *The Best Lawyers in America*® for Litigation - Real Estate, 2021-2024

PRACTICES

Eminent Domain & Valuation

Project & Right of Way Acquisitions

Litigation

EDUCATION

Notre Dame School of Law, J.D., 1986
Illinois State University, B.S., 1981

ADMISSIONS

Arizona
California
Nevada
U.S. District Court, District of Arizona
U.S. District Court, Central District of California